

2018 SHORT TERM RENTAL STUDY

CITY PLANNING COMMISSION
PUBLIC HEARING

APRIL 24, 2018

Short Term Rental Study

April 24, 2018 Public Hearing on 2018 Short Term Rental Study

- Purpose of this public hearing is to get public input on potential changes to the STR regulations
- Staff Presentation will include:
 - History of STR Regulations
 - 2018 STR Study Timeline
 - Scope of 2018 STR Study
 - Current STR Regulations in the CZO
 - STR Data and Information
 - How to Provide Input for STR Study

Short Term Rental Study

History

- **August 20, 2015:** The City Council adopted Motion M-15-391 directing the City Planning Commission to conduct a study to propose Short Term Rental regulations.
- **January 26, 2016:** The City Planning Commission completed STR Study and recommended a regulatory framework to City Council.
- **May 5, 2016:** The City Council adopted Motion M-16-166 directing the City Planning Commission to consider a text amendment to implement changes to the Comprehensive Zoning Ordinance outlined in the STR Study.
- **August 9, 2016:** The City Planning Commission made a recommendation on the proposed CZO changes to implement the STR regulations.
- **December 1, 2016:** The City Council adopted the ordinance approving the proposed STR regulations in the CZO and the licensing and enforcement regulations in City Code.
- **April 1, 2017:** STR regulations went into effect and the Department of Safety and Permits started issuing STR licenses.
- **March 22, 2018:** The City Council adopted Motion M-18-86 directing the City Planning Commission to conduct a study to reevaluate the existing STR regulations to determine if changes are needed.



Short Term Rental Study

Process & Timeline

- The City Council adopted Motion M-18-86 on March 22, 2018, directing the City Planning Commission to conduct a public hearing and study on the existing Short Term Rental Regulations in the Comprehensive Zoning Ordinance and the correlating requirements in the City Code to determine if modifications are warranted.
 - **March 22, 2018:** Motion M-18-86 was adopted by City Council
 - **April 24, 2018:** City Planning Commission Public Hearing
 - **July 2, 2018:** Written public comment deadline.
 - **July 3, 2018:** The study will be available to the public
 - **July 10, 2018:** City Planning Commission considers the study
 - **July 20, 2018:** Deadline for the study and CPC recommendation to be forwarded to City Council

Short Term Rental Study

The Motion directs CPC to consider the following subject matter:

Study of existing regulations as well as other regulations in similarly positioned cities to guide amendments which may include the following:

- Block face maximums
- Spacing requirements
- Density caps
- Licensure caps
- Homestead exemptions
- Definitions
- Use permissions
- Use standards
- Compliance standards
- Enforcement mechanisms

Short Term Rental Study

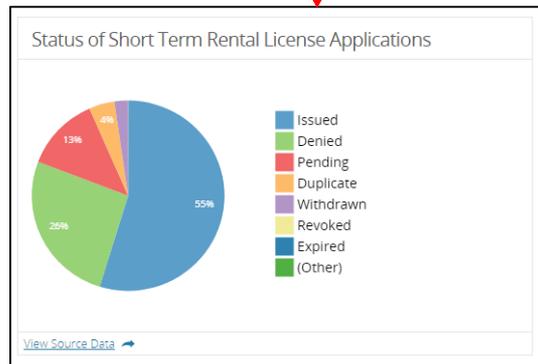
Current Regulations for Short Term Rentals in the Comprehensive Zoning Ordinance

- Short term rental regulations in the CZO were adopted by City Council Ordinance No. 27,209 MCS on December 1, 2016, with the regulations going into effect on April 1, 2017.
- The following three types of STRs were established:
 - Accessory – For owner-occupied dwellings, where either the property owner rents out up to three bedrooms in his or her dwelling units or rents out the other half of a two-family dwelling.
 - Temporary – Any dwelling units in residential or commercial district that can be rented out on a short term basis up to 90 days per year.
 - Commercial – Dwelling units in non-residential districts where there is a limit of 5 guest rooms but no limit on the number of nights per year.
- Use permissions were created for Commercial STRs in non-residential districts
- Use standards were established
- Parking requirements were adopted

Short Term Rental Study

Short Term Rentals Information - <https://nola.gov/str>

- Violation Reporting
- Individual STR License Info
- Data & Trends for STR Licenses
- STR Regulations



Issued Short-Term Rental Licenses

- License Number: 17STR-07114
- Address: 5340 Marigny St
- License Type: Accessory STR
- Current Status: Issued
- Expiration Date: 2019-04-19 14:04:41.000
- Bedroom Limit: 1
- Guest Limit: 2
- Occupancy Limit: 2
- Contact Name: Rick White

Report a Violation

Reporting a possible violation

Complaints or concerns about construction or use of a property can be submitted through this web-form. We encourage you to visit onestopapp.nola.gov to search the City's permitting and licensing database to find out if there are any active approvals which may provide additional information.

Items marked in **red** are required.

Would you like to be contacted regarding this violation?: Yes No

Date of Violation:

Time of Violation:

House Number:

Street Name:

Type:

- Short Term Rental
- Zoning
- Work without a Permit
- Junk Vehicle (on private property)
- Construction Dumpster in the Street

Description:

Describe the violation using details

Upload Document/Photo: No file chosen

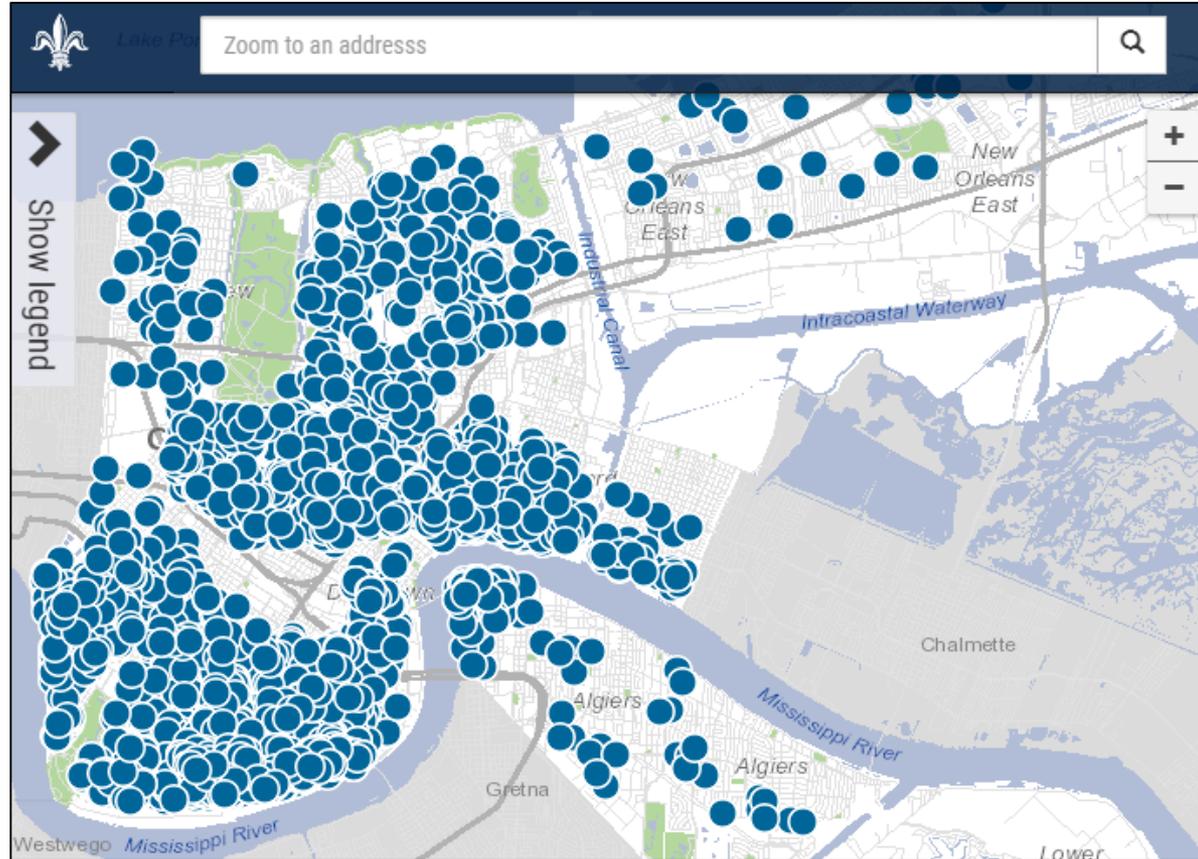
STR License Types. [Download the regulation brochure](#)

Type	Applicant	License duration	Fee
Commercial Owner/tenant cannot occupy	Property owner individual or organization	Year-round	\$500/unit
Temporary Owner/tenant cannot occupy	Property owner Individual or organization Tenant With letter from owner	90-days Continuous or must apply for additional license if separate time during the year	\$150/unit or \$50 if an owner with Homestead Exemption
Accessory Single or double unit only Owner must live on-site	Property owner Individual with Homestead Exemption only	Year-round	\$200

Short Term Rental Study

Short Term Rentals By the Numbers:

- As of March 31, 2018, Safety and Permits has issued 4,477 STR licenses for the following STR types:
 - Accessory – 1,257 (28%)
 - Temporary – 2,368 (53%)
 - Commercial – 852 (19%)



Source: Safety and Permits - <https://nola.gov/str>

How to Provide Input

July 2, 2018 at 5pm is the deadline for written comments. Written comments should be addressed to the Executive Director of the City Planning Commission. Written comments can be made on City Planning Commission's website (<https://nola.gov/cpc>) at the following link:

<https://nola.gov/city-planning/major-studies-and-projects/2018-short-term-rental-study/public-comment/>

Written comments can also be emailed to **cpcinfo@nola.gov** or mailed or hand delivered to the following address:

City of New Orleans
City Planning Commission
c/o Executive Director Robert Rivers
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

- As deemed necessary to complete the study, the City Planning Commission staff will hold meetings with various individuals and groups to receive additional information. A list of these meetings will be included in the final Short Term Rental Study.
- There will also be an opportunity for public comments at the Regular City Planning Commission meeting on Tuesday, **July 10, 2018 at 1:30pm**. The City Planning Commission will take action on the Short Term Rental Study at that meeting.

How to Provide Input - <https://www.nola.gov/cpc>

- City Planning Commission
- Announcements
- Master Plan
- Master Plan Amendments
- Comprehensive Zoning Ordinance (CZO)
- Property Viewer
- Calendars & Agendas
- Previous Commission Meetings Calendar
- Applications
- Capital Improvement Plan
- Public Participation and Work Plans
- Major Studies and Projects
- Affordable Housing Impact Statement Study
- Aljers Multi-Family Housing Zoning Standards Study
- Hazardous Sites Inventory - Environmental Study
- Honorary Street Name Study
- Main Street Resilience Plan
- Neighborhood Participation Program Study
- New Local Historic Districts Proposal
- Riverfront Overlay Study
- 2018 Short Term Rental Study
- Notices & Agendas
- Reports and Presentations
- Public Comment

2018 Short Term Rental Study

On March 22nd, 2018 the City Council directed the City Planning Commission to conduct a follow-up study of the City's short term rental regulations. The Council stated in its motion that almost a year has passed since the Short Term Rental regulations have become effective, providing sufficient data to analyze Short Term rental laws to determine community impact.

The City Planning Commission is directed to conduct a study on the existing Short Term Rental regulations in the Comprehensive Zoning Ordinance, and the correlating requirements in the City Code, to determine if any modifications are warranted, and to recommend changes that better guide the regulations. The CPC will analyze the existing regulations as well as other regulations in similarly positioned cities to guide potential amendments, which may include but are not limited to:

- block face minimums
- spacing requirements
- density caps
- licensure caps
- homestead exemptions
- definitions
- use permissions
- use standards
- fees
- compliance standards
- enforcement mechanisms

The City Planning Commission will update this page regularly with important information about the study. Please select the buttons below to view study materials.

- Notices & Agendas
- Reports and Presentations
- Public Comment
- Short Term Rental Administration



Contact Us
1300 Perdido St, 7th floor
New Orleans, LA 70112

Hours of Operation:
Monday-Thursday
8:00am-5:00pm

Friday
8:00am-3:30pm

Phone: (504) 658-7033
Fax: (504) 658-7032
Email: cpcinfo@nola.gov

Click [here](#) for full contact information.



Upcoming Events
There are no upcoming events.

2018 Short Term Rental Study - Public Comment

DISCLAIMER:
ALL public comments on this page are public record and will be viewable to the public. This comment page is for the CPC's 2018 Short Term Rental Study and is not to be used for the purposes of enforcement. For more information about the application and enforcement of current short term rental regulations, please visit the City's [Short Term Rental Administration](#) page. Comments made on this page will be submitted to the City Planning Commission one week prior to its public hearing on the study, and also with study materials transmitted to the City Council. The City Planning Commission is not responsible for any comments, and any submissions containing profanity or threats will be removed from this webpage.

Fields marked with * are required.

Submit Public Comment

Name*:

Email*:

Do you have a New Orleans address?: Yes No

B I

Comment:

body

Public Comment

In summary, public comments are due by July 2, 2018 by 5pm & can be submitted:

On CPC's website:

<https://nola.gov/cpc> through "Major Studies & Projects" at the "2018 Short Term Rental Study" page or directly at this link:

<https://nola.gov/city-planning/major-studies-and-projects/2018-short-term-rental-study/public-comment/>

By email to:

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By mail to:

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